

154.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

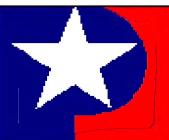
644,700 / 644,700

USE VALUE:

644,700 / 644,700

ASSESSED:

644,700 / 644,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
825		CONCORD TPKE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEGELMAN CAROL ANN/ALAN	
Owner 2:	
Owner 3:	

Street 1: 825 CONCORD TPKE
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: SOLBERG CAROL ANN -
Owner 2: -
Street 1: 825 CONCORD TPKE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	
This parcel contains 5,464 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1863 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5464		Sq. Ft.	Site		0	80.	0.96	9			Med. Tr	-10					420,423						420,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										102588
										GIS Ref
										GIS Ref
										Insp Date
										01/13/09

Total Card / Total Parcel
644,700 / 644,700
644,700 / 644,700
644,700 / 644,700

Prior Id # 1:	102588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:12:52

PRINT	
Date	Time
12/11/20	02:12:52
LAST REV	
Date	Time
12/09/20	12:41:30
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLBERG CAROL A	32703-480		4/17/2001	Family		1	No	No	
	15956-296		1/1/1985		113,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2020	95	Re-Roof	13,484	C				
2/4/2019	162	Insulate	7,000	C				
7/18/2002	588	Addition	50,000	O		G4	GR FY04	BUILD A BATHROOM A

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2009	Meas/Inspect	372	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

____ / ____ / ____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	1H - 1 & 1/2 Sty	1	Rating: Average	A Bath:	Rating:	NC=RECHECK NEW WDK IN REAR.															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 1 - Concrete	Frame: 1 - Wood	A 3QBth:	Rating:																		
Prime Wall: 1 - Wood Shingle	Sec Wall: 8 - Brick Veneer	A HBth:	Rating:																		
Roof Struct: 1 - Gable	OthrFix:	Rating:																			
Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES																				
Color: YELLOW	Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1																
View / Desir:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																	
GENERAL INFORMATION	Fpl: 1	Rating: Average	Other																		
Grade: C - Average	WSFlue: 1	Rating: Average	Upper																		
Year Blt: 1936	Eff Yr Blt:		Lvl 2																		
Alt LUC:	Alt %:		Lvl 1																		
Jurisdct: G4	Fact: .		Lower																		
Const Mod:			Totals	RMs: 7	BRs: 2	Baths: 1	HB														
Lump Sum Adj:			REMODELING	RES BREAKDOWN																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wall: 2 - Plaster	Functional:	%	Interior:	1	7	2	M														
Sec Int Wall:	Economic: L - Location	10. %	Additions: 2002																		
Partition: T - Typical	Special:	%	Kitchen:																		
Prim Floors: 3 - Hardwood	Override:	%	Baths:																		
Sec Floors:	Total:	37.9 %	Plumbing:																		
Bsmnt Flr: 12 - Concrete			Electric:																		
Subfloor:			Heating:																		
Bsmnt Gar: 1			General:																		
Electric: 3 - Typical			CALC SUMMARY	COMPARABLE SALES																	
Insulation: 2 - Typical			Basic \$ / SQ: 105.00	Rate	Parcel ID	Typ	Date	Sale Price													
Int vs Ext: S			Size Adj.: 1.21360707																		
Heat Fuel: 2 - Gas			Const Adj.: 1.00439954																		
Heat Type: 3 - Forced H/W			Adj \$ / SQ: 127.989																		
# Heat Sys: 1			Other Features: 68000																		
% Heated: 100	% AC:		Grade Factor: 1.00																		
Solar HW: NO	Central Vac: NO		NBHD Inf: 1.00000000																		
% Com Wall	% Sprinkled:		NBHD Mod:																		
			LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val															
			Adj Total: 361133																		
			Depreciation: 136870	Juris. Factor: 1.00	Before Depr: 127.99																
			Depreciated Total: 224264	Special Features: 0	Val/Su Net: 65.01																
				Final Total: 224300	Val/Su SzAd: 120.40																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				IMAGE								
SPEC FEATURES/YARD ITEMS												154.0-0003-0002.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y		15X12	A	AV	1990	0.00	T	23.2	101									
More: N	Total Yard Items:					Total Special Features:								Total:							